

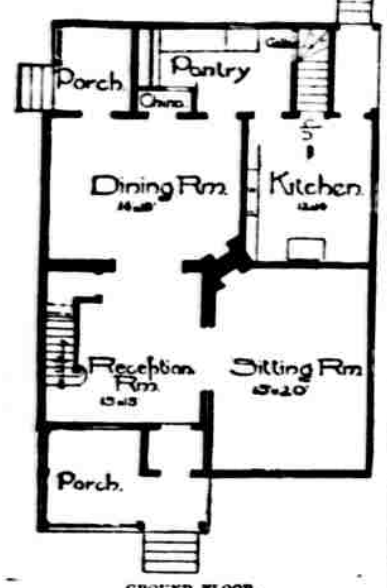
ECONOMICAL HOMES.

HOW THEY CAN BE BUILT AT THE PRESENT TIME.

Michigan People Who Build New Houses Fall Into Modern Ways of Living Not the Old-fashioned Plans and Elevation of a House to Cost \$2,500.

(Special Correspondence.) INDIANAPOLIS, Sept. 20.—One can build a better house for a given sum of money at this time than ever before.

The real reason for this is to be found outside the fact that material and labor are cheaper at this time than they have been in the past. This is because of the thought that is put into the planning and arranging of dwellings. It is the thought that saves the money. There are other things which thought adds to a house; these are external and internal attractiveness, convenience, labor saving devices and arrangements. Thought helps to make housekeeping easier.



GROUND FLOOR.

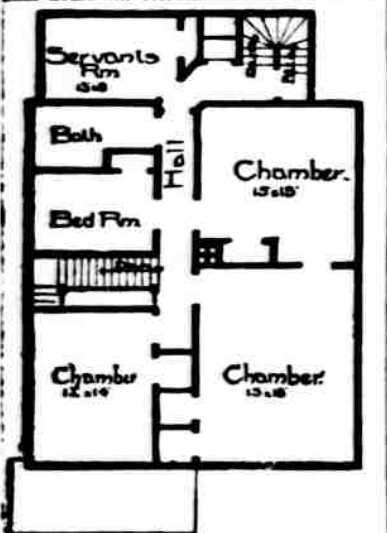
It frequently happens that a man and his wife go through life with the hope of building a better house "some day." They are economical; they live carefully; they live in a small house; they are crowded. At last, by dint of hard work and careful management, enough money is accumulated to build the new house. This is the great event which has been thought about for many years.

The idea in building this house is invariably to get something different from the old house as possible. It was square; the new building must be irregular. It had no front hall; the new house must have a large one. There were no stairs in any of the rooms; in the new house there must be one in each. In the old building the rooms were very small; in the new house they must be very large. There was no porch before; now there must be one running across the front and along one side of the house. Altogether the idea of the old house and that of the new are in direct opposition to each other. In one instance they were crowded; in the other they have plenty of room. There can be no doubt about the abundance of room.

The building is finished; they move into it. About the first person to get out of it is the servant whom they had in the old house. She sees the amount of work which she will have to do. It was easy enough to sweep the old house with its small, compact plan. Housekeeping was relatively a small matter. But with the habits of economy which rendered the new house possible they will not hire a second girl. The work which is left over by the servant falls to the mistress. Strange as it may appear under such circumstances, it takes the mistress a long time to find out the cause of the trouble. It is the house. It was planned with an entire disregard for the work which was to be done. It had not been thought of. The idea was merely to get something which was different from the disagreeable features of the old home. They thought that everything that was new would be better and more agreeable in every way. The only thing the matter with the old house was that it was too crowded. In the new they are not, but have an impossible amount of work to do every day. The difference between what they want and what is done is represented by fretfulness in addition to the natural weariness at the end of the day.

But what has this to do with architecture and economical house building? Simply this: The house which is economically planned is economical as to money, carpets, sweeping and strength. The architect may do great deal for housekeepers by going through all this with this thought in his mind.

To recur to the idea of economical house building in a direct sense it may be borne in mind that economy and good construction go hand in hand; that none of the conditions of permanency are sacrificed for the sake of cheapness. Of two houses which cost the same one may afford more conveniences and room to the occupants according as there is an avoidance of waste space and unnecessary expenditure. Evidently one floor plan will cost less than four. Therefore, if a house can be constructed which has only one floor plan, this house will cost less than one which has



SECOND STORY.

four; but the demands of the housekeeper and those who live in the house are that the one stack afford the conveniences of the four. People do not like compromises in house building, especially when they are building a home. The compromise comes easier when one is planning rental property. Evidently a house in which one-fifth of the floor space is given up to halls is more expensive than one which contains a smaller proportion of hall space. According to what is able to diminish the amount of passage room, and yet meet all of the conditions of good and economical housekeeping, he can reduce the cost of the house as to its building, its furnishing and the amount of labor required in caring for it. Thus economy in construction and convenience and ease in general housekeeping movements go hand in hand. Parallel illustrations might be carried forward so as to include each detail of the house, but we will take up a practical illustration of this idea by calling attention to a house plan which is submitted herewith.

Before describing it, it may be well to say that it is designed to suit in the matter of cost and other conditions the family of moderate means, which, by the way, is largely in the majority. For such a family there must be a sitting room, a parlor or reception room, a dining room and kitchen and pantry on the first floor. Then above these should be what is usually called the family bedroom, and connected with it should be the rooms for the children, boys and girls.

For each. Then there should be a guest room, and isolated from this part of the house should be the servant's room. The bathroom should be accessible from all of the front living rooms.

The average household has the habit of living all over the house to a greater extent than it used to, and the awful stiffness of a parlor is not so apparent as in times past. In the plan given it is difficult to decide which should be used as a sitting room and which as a reception room. As now used parlor and reception room mean the same thing. A matter of this kind would be largely a matter of individual preference. In some instances the dining room and the one immediately in front of it would be used together, as the sitting or living part of the house, in which case the room to the left would be the parlor. Then again there are those who would keep the dining room closed a good part of the time and would use the two front rooms as a parlor and sitting room below. It would be designated as the sitting room. Still that would not keep it from being used virtually as the reception room.

The room which is lettered reception room contains the front stairway. This stairway leads from the front of the house on the second floor, for which reason we are enabled to have the two rooms which are most used on each floor in the front part of the house. We have the two front chambers above and the reception room and sitting room below. If we had a long narrow stair hall constructed in the usual way we would have the sitting room toward the rear and only a little alcove bedroom over the hall in front.

The dining room, which is a large room, is connected with the front part of the house by sliding doors. It has a grate in one corner of it. On general principles a grate has no business in a dining room. It is nearly always at some one's back and makes him uncomfortable at meal time. Being in the corner of the room the grate leaves the table, its location brings it farther from any one than it would be if located on a side wall. Hence it may be allowed. There is a sliding door leading to it and the door to the china closet there is a space for a sideboard. There are two windows at the end of this dining room. The door which passes into the pantry should be on double spring hinges, so that it will swing both ways. One can push against it and open from either side, and when it is released it will take its natural position.

The pantry is a large one. Pantries in general may be regarded as a kitchen annex—a store room and preparing room. This pantry is a combination of both. It connects with the china closet by means of a slide. Aside from this china closet which projects into it, there

is a cupboard with double doors at one end, a four foot at the side, a pastry table next to it, and a refrigerator by the window. One reason for placing this refrigerator near the window is that a pair of steps and a platform might be arranged on the outside so that the woman could put in the ice without going through the kitchen. We go down cellar by this pantry, and it will be noticed that the cellar way is abundantly well lighted. It affords an easy approach to the cellar. We go to the cellar from the kitchen and the servant's room out of the kitchen.

There is a cellar under about one-half of this house—the kitchen and dining room. It should have a cement floor and numerous windows for lighting it. The part under the kitchen could be used for a laundry, under the dining room for coal storage and furnace. There could be an excavation under a part of the sitting room for vegetable storage. "Why not put a cellar under the whole house? It wouldn't cost a great deal more," has been asked many times. It does not cost a great deal more, but it costs a little more. It is the little things, the smaller economies, in a building of this kind which make the difference between an expensive house and a house of moderate cost. Every foot of cellar space beyond what is needed for actual use is wasted space. The arrangement has more to do with the number of apartments than with the amount of space. We have a laundry room, a place for furnace and fuel, and room for vegetables, which is about all that can be used. From the cellar we can go up the stairway and into the kitchen, from the kitchen to the second floor, and from the second floor to the attic.

It is a large attic, a place for splendid rooms if one should need them. Under any circumstances this attic should be floored. There could be no better place for general storage, and at times room for drying clothes. There are many things which might be said about this plan in a detailed way which would be of interest to those who would build. The kitchen arrangements might be considered, its ventilation described. It might be told how the plumbing apparatus is arranged so that it cannot freeze so long as there is just a little heat in the kitchen, and altogether a great many details could be included in this description.

It very seldom happens that two houses from the same plan are built in exactly the same way. While this plan has pleased a good many people there are many others who would not care to build this house as it is. The universal floor plan has never been made and never will be. There are general principles running through all plans which are valuable, and if rightly understood will contribute to the improvement of the homes of the people.

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ELEVATION.

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LOUIS H. GIBSON.

Nature's Greatest Remedy.

I have just returned from Las Vegas, and everybody that I meet asks me about the medicinal hot springs for that place. People always talk of medicinal springs as if the waters were a big prescription. The analysis looks formidable, and it does look at a glance as if the minerals detailed made a sort of soup out of the springs. Yet the fact is, with the waters of Las Vegas, as those of the Hot Springs of Arkansas, that their curative properties lie entirely in their purity. The total of foreign matter in the formidable analysis is a small fraction of 1 per cent. Water in its pure state is nature's greatest remedy.—Globe-Democrat.

Wisdom from the Seashore.

Annette—I have just been having a delightful stroll with Harold. Can anything be more poetical than a walk in the moonlight?

Jeanette (five years older)—Poetical, no doubt, Annette, but when you have had my experience you will know that a dark corner of the porch is equal to ten moonlight nights.—Philadelphia Call.

Mr. B.—I think I fancy guitar music best by moonlight: don't you think I lovely?

Miss L. (of Chicago)—Ay, yes; his waltzes are certainly divine, are they not?—Judge.

Loves Her for Her Worth.

Jojo thinks his girl the dearest on earth. He pictures her in glowing colors, and loves her for her modest worth. (Said to be thirty thousand dollars.)

MARY JANE'S TRAVELS.

SHE "DOES UP" VIENNA WITH MISS DICKY.

Vienna and Paris, Two Beautiful but Fleeting Cities—The Palaces and Stables of Royalty—Handsome Viennese Women—Dickie on the River Rhine.

(Special Correspondence.)

VIENNA, Austria, Sept. 2.—There is a kind of a half-unexpressed opinion among Europeans that Austria is one of the powers of the world, and yet her capital is the handsomest city we have seen, and the one to those who assert that even Paris, the beautiful, is a dull city. I can't say that that is the case, for we are saving Paris for the last, and have not been there, but knowing Vienna, I do not know how Paris can be dull. Making a combination, however, Paris and Vienna, without doubt, are the two most elegant cities in Europe. As a power, France is held in much the same esteem that Austria is, and, on the principle that flowers are the brightest on the face of the earth, it is possible that there is something portentous in the beauty of those two great capitals. I don't know much about even our own politics at this woman's province, you know, whether or not she pays a thousand fold more taxes than a lay laborer of a voter with a vote to sell for a drink of whisky, and I know a great deal less of the foreign variety, but putting this and that together, I will venture the prediction that the next war in Europe will result in a radical change in the maps at present used in the public and private schools of the world.

We have been seeing the palaces of the potentates since getting back into the countries under a throne, and I am daily more and more impressed with the fact that a palace is a cross between a barn on the one hand, and a "dual hall" building at a country fair, decorated with the gilded pomp and panoply of a last year's circus wagon. It doesn't surprise me a bit when I look around and walk around these rocky old places that Ludwig of Bavaria went crazy, and that his mania was building new palaces. It's a wonder to me that the entire race of rulers don't follow in his footsteps.

Poor Ludwig! When you ask about him in Bavaria you are answered in a whisper, with a sidelong look on the forehead, and a shake of the head, and you are told that any one of the palaces he did not live to finish you are charged from one to six marks entrance money. That's the only use they have for the palaces now, and they hope to take in enough money at the gate to lift the mortgages on the buildings, or words to that effect.

Royalty in this regard is just a little unroyal, so to speak, and it usually costs 50 pfennigs (12½ cents) to visit a royal stable, a royal library, a royal tomb, or some other of the things which are supposed to be of the nature of a free offer, but a straight-out purchase of a ticket at the door, just the same as at a dime museum.

In this line the most magnificent array of circus wagons I ever saw, Barnum's best not excepted, was the late Ludwig's stable, where carriages in Munich, price, 50 pfennigs, Ludwig was liberal, and he didn't hesitate to spend as high as 50,000 marks on a carriage or sleigh, and some of them are "dainties," as Dickey would say. The lamps are electric, the panels are painted by famous artists, and the gilding and statuary scattered about them are perfectly startling.

The royal palace in Vienna is a hard looking old concern, as usual, but Francis Joseph, without going crazy, is building a new one, which will take thirty-five years to complete, and a good many of the people are to pay for, but they like it, and I am satisfied if they are.

We visited the royal stables here, too, where a couple of hundred horses are kept for riding and driving, and I didn't see an American horse. I did see one, though, and the name Napoleon on the stall, and I pointed it out to the guide.

"Fine horse," said I. "Very much fine," said he.

"Named Napoleon," said I. "Yah Vohl," said he.

"History repeats itself," said I. "A Napoleon of today drags the ruler of Austria about, and a Napoleon of another day dragged the ruler of Austria about, only there's a slight difference in the method of dragging."

"Yah Vohl," said the guide blandly, "it is a very fine history, and is a very much old staple."

I knew he couldn't comprehend the subtlety of my argument, but I had my say, and when a woman makes a statement like that for the consequences.

Here are the finest street car horses I ever saw. They are sleek and fat, with bob tails and cropped manes, and they carry themselves like Kentucky thoroughbreds. It must be perfectly paralyzing to a well-regulated Viennese stable hand to come and see for the first time one of our gothic street car mules.

Vienna hasn't a great deal of art in the way of pictures and statuary, but it has enough to stock up several American cities. Its museum building, though, when completed, will be one of the finest on the continent. Much of the statuary here is in casts, and it has affected Dickey's nervous system. When we came into our room today I noticed that quite a large piece of plastering had been knocked off the wall in our dressing room.

"Scotts and garters," said I. "What's that?"

"What's what?" said she.

"Look there," said I, pointing to the brake.

"Oh," said she, "that! I don't know positively, but I should say it was a bust in plaster."

I don't like puns, but that one I thought was good enough to pickle in print for posterity.

In a little guide book of Viennese manufacture, so full of broken English that the pieces fall out when you open it, I find this: "Vienna ladies are famous for their beauty, the most differing types of which are being found among them." After a dispassionate survey of the field, such as one woman always makes in the instance of other women's beauty, I do not hesitate to say that the guide book is correct, but with this reservation: The Hungary furnishes the beauty, while Vienna improves it and makes it a thing of joy forever.

Vienna is not known in Austria as Vienna, which is a very pretty name, but as Wien, which is a frightfully ugly one, and I can only account for it on the principle of transposition, which permits them to call the Danube "the beautiful blue," when it is the nastiest kind of a mud brindle.

When one goes east in Europe the Danube is usually the point where she stops as the limit, and it is the limit of our journey in that direction, and might as well be made the limit of this letter.

Oh, the beautiful blue Danube, That grows to a mighty flood, From the purring rills of Austria's hills, And mixes them all with mud. That's Dickey's effusion, not mine.

MARY JANE.

REMINISCENCES OF GRANT.

His Wife's Dream That He Would Be President—His Early Childhood.

(Special Correspondence.)

St. LOUIS, Sept. 20.—Mrs. Mary Robinson, familiarly known to her friends as "Auntie," an intelligent old colored woman, who spent the greater portion of her life as the trusted slave of the Dent and Grant families, is now spending her declining days at 3,305 Caroline avenue, in this city. "I lived with the Dents family since my childhood," said she, "and I remember Gen. Grant's first visit to White Haven. Mrs. Dent used to say to me: 'I like that young man, for he has a noble heart.' 'I never saw a man work harder than Gen. Grant did at Harpersburg—the farm he lived on near St. Louis. He plowed, split rails and drove his own team. He had a horse named Big Ben, and he would be prized so highly that he would scarcely allow any one to drive them except himself. One of his mares was a large dark

named Leo. Whenever I wanted a chicken to cook all that was necessary was to point out the chicken to Leo, and he would run and catch it. I remember one day after I had secured all I wanted, the dog continued to catch chickens. Mr. Grant said: 'Mamma, that dog has gone into business on his own hook since you dissolved partnership.' Gen. Grant used to smoke a pipe all the time, and his wife threw it away whenever she found it lying around. He read a great deal, but never said a word. One day, I'll never forget it as long as I live—Mrs. Grant was sitting in a large rocking chair talking to some of her relatives about family affairs and the financial straits of her husband. Suddenly she said: 'We will not always be in this condition. I'll tell you what, I'll never forget it as long as I live—Mrs. Grant was sitting in a large rocking chair talking to some of her relatives about family affairs and the financial straits of her husband. 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